

## £166,000 Shared Ownership

Swallows Rise, Portslade, Brighton, East Sussex BN41 2AJ



- Guideline Minimum Deposit £16,600
- Two Storey, Three Bedroom, Semi Detached House
- Bathroom, Shower Room and Downstairs W.C.
- Impressive View
- Guide Min. Income Dual £54.4k | Single £62.5k
- Approx. 1070 Sqft Gross Internal Area
- West/South-West Facing Rear Garden
- Driveway Parking Space

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £415,000). A key selling point of this recently-constructed, semi-detached property is the split-level, west/south-west-facing rear garden which provides an impressive view across the nearby valley to Southwick Hill. Internal features include an attractive kitchen with integrated appliances and large bay window and a full-width reception room with patio doors. On the first floor is a main bedroom with built-in wardrobe and en-suite shower room plus a good-sized second bedroom, a smaller third double bedroom and a naturally lit bathroom. There is also a ground-floor cloakroom/WC and a storage/utility cupboard in the entrance hallway. Well insulated walls, roof and floor, high performance glazing and a modern gas central heating system all contribute towards a very good energy-efficiency rating. Portslade Sports Centre is within comfortable walking distance, Holmbush Shopping Centre only a short drive away and Portslade Railway Station can be easily reached by bus or bike. The house comes with a driveway parking space.

**Housing Association:** Clarion.

**Tenure:** Leasehold (250 years from 01/09/2020). Freehold transferred on 100% ownership.

**Minimum Share:** 40% (£166,000). The housing association will expect that you will purchase the largest share affordable.

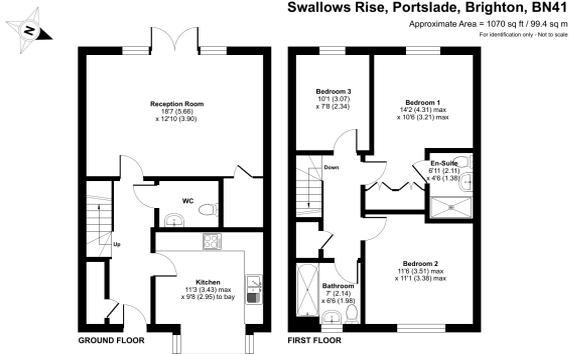
**Shared Ownership Rent:** £706.37 per month (subject to annual review).

**Service Charge:** £53.16 per month (subject to annual review).

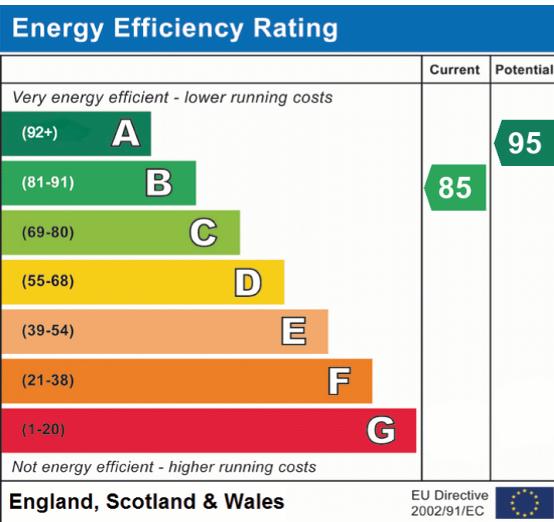
**Guideline Minimum Income:** Dual - £54,400 | Single - £62,500 (based on minimum share and 10% deposit).

**Council Tax:** Band D, Brighton & Hove City Council. Priority is given to applicants living and/or working in this local authority.

This property is offered for sale in the condition seen. The housing association does not warrant to carry out any remedial or redecoration work of a cosmetic nature unless specifically advised in writing. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone.



Plan also produced in accordance with RICS Property Measurement 2nd Edition. Measurements taken in accordance with RICS Measurement Standards (RICS Residential). © Urbanmoves 2023. Produced for Urban Moves. Ref: 131004



## DIMENSIONS

### GROUND FLOOR

#### Entrance Hallway

#### Kitchen

11' 3" max. x 9' 8" to bay (3.43m x 2.95m)

#### W.C.

#### Reception Room

18' 7" x 12' 10" (5.66m x 3.91m)

### FIRST FLOOR

#### Landing

#### Bedroom 1

14' 2" max. x 10' 6" max. (4.32m x 3.20m)

#### En-Suite Shower Room

6' 11" x 4' 6" (2.11m x 1.37m)

#### Bedroom 2

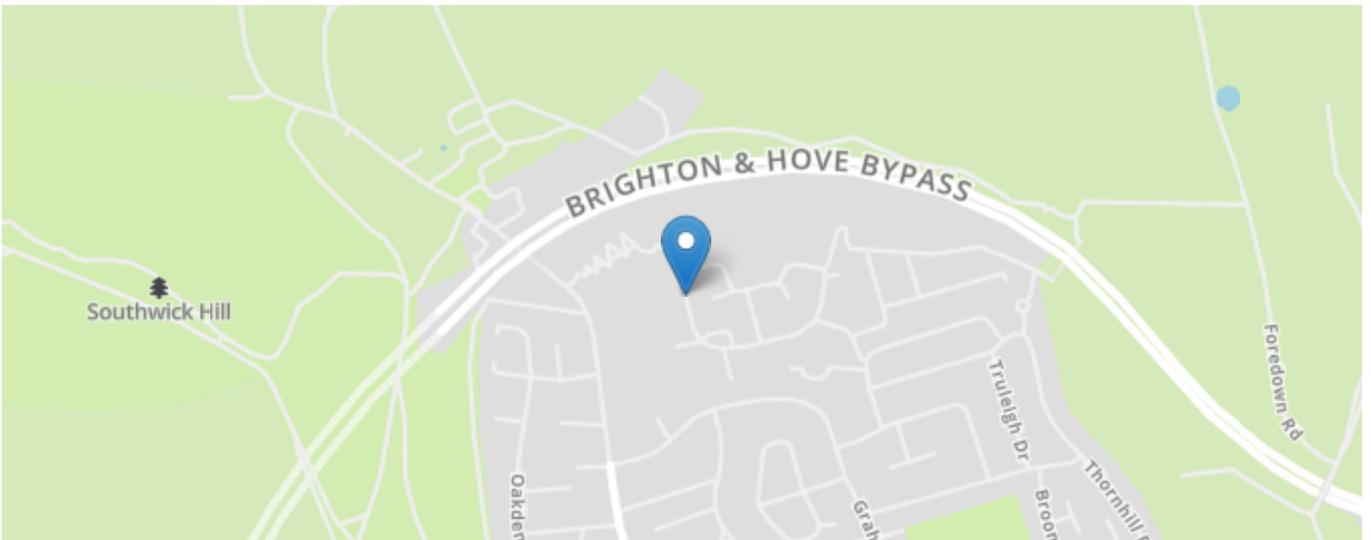
11' 6" max. x 11' 1" max. (3.51m x 3.38m)

#### Bedroom 3

10' 1" x 7' 8" (3.07m x 2.34m)

#### Bathroom

7' 0" max. x 6' 6" max. (2.13m x 1.98m)



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.